

## Modern self-contained offices available on established business park

155m<sup>2</sup>  
(1,669ft<sup>2</sup>)

- Two storey modern office premises
- Predominantly open plan with a large meeting room
- Air conditioning system
- Recently redecorated throughout
- 6 designated on-site car parking spaces
- Established business park location, 3 miles north from City Centre
- Available on a fully furnished basis



**TO LET**



Location



Gallery



Video



Contact



## Location

The premises are located within the popular and well-established Park Lane Business Centre in Basford, approximately 4 miles north of Nottingham City Centre.

The premises offer good access to major arterial routes including the A611 (leading to Junction 27 of the M1) and the A610 (leading to Junction 26 of the M1).

## Description

The property comprises an end terrace two storey office building which provides good quality accommodation over two floors. The specification includes:

- Predominantly open-plan layout
- Kitchen facility
- Large meeting room
- Air conditioning system
- WC facilities on both ground and first floors
- Perimeter trunking with power and data cabling
- Electric security shutters to the ground floor windows and doors
- Recently redecorated throughout

The property also benefits from 6 designated on-site car parking spaces to the front and rear.





## Floor Areas

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	75	805
First Floor	80	864
<b>Total</b>	<b>155</b>	<b>1,669</b>

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

## Rent

The property is available at a quoting rent of:

**£20,000 per annum**

## Planning

We understand the property has the benefit of Use Class E.

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

## Business Rates

Business Rates are payable by the tenant directly to the Local Authority. Guide figures are available by way of the agent.

**SAT NAV: NG6 0DW**



## EPC

The property has an EPC Rating of D-96.

## Service Charge

We understand that a service charge is payable for the upkeep and maintenance of the external areas of business park used in common. Further information and figures can be provided by way of the agent.

## VAT

We understand that VAT is not applicable upon the rent due.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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23/09/2024

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